

Industrial

# Units 8 & 9 | Nottingham Wholesale and Trade Park

📍 The Wholesale District, Clarke Road, Nottingham, NG2 3JJ



## Units 8 & 9 | 2,442 sq ft

Industrial unit available on busy industrial estate

This unit provides functional industrial, storage and warehouse accommodation in a central city location. The unit includes WC facilities, and 24 hour access. The estate provides generous central car parking and loading areas in a well established wholesale location, servicing Nottingham city centre and the wider area.



Lease Type

New

### ✔ Unit Summary

- 3 Phase Power
- Car Parking
- 24 Hour Access
- Refurbished Unit
- Flexible Space
- Well Maintained Estate

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,100.00	£10.69
Rates	£7,308.00	£2.99
Maintenance Charge	£5,500.00	£2.25
Insurance	£488.40	£0.20
<b>Total Cost</b>	<b>£39,396.40</b>	<b>£16.13</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0100293](http://unit.info/UIP0100293)

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## Location

Nottingham Wholesale and Trade Park is located in a mixed use area of predominantly warehouse/trade counter accommodation sandwiched between the 2 principle trunk roads, A60 and A612, on the north bank of the River Trent approximately ¾ mile south of Nottingham City Centre.



### Road

The estate is located at the end of Clarke Road, just off Meadow Lane which is accessed via the A60 London Road providing a rare opportunity within minutes of Nottingham City Centre. It offers convenient access to the south of Nottingham via the A60 and its ring road system providing access to M1 Junction 25 which is 10 minutes to the West.



### Airport

Doncaster Sheffield Airport is approx. 45 mins away



### Rail

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## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)

## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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